

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0052	Your Ref:	P/2017/0052
Date:	27 January 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2895 3814 2 Myddleton Terrace, Chirk

Development: Construction of new vehicular access, dropped vehicular crossing and on plot parking

I refer to your consultation dated 24 January 2017 in respect of the above

The site is located on a classified highway subject a 30mph speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road. It is possible to achieve adequate visibility to the south east; to the north west visibility is marginally below recommended standards due to the boundary hedge of the neighbouring property no 3. As this property is council owned it has been agreed with the Housing department that this hedge can be reduced in height and retained at no more than 1m in high. This will enable adequate visibility to be achieved from the new access.

It is current council policy for new driveways on a classified highway to provide an off road turning facility. However given that there are other properties in the vicinity of the site which have existing vehicular accesses with a similar shortcoming I consider that an objection is unjustifiable in this instance.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ13 026R E05NA DROPPED KERB VEHICULAR ACCESS

The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

ZJ21 038R MAXIMISING VISIBILITY (At no. 2 and No. 3 Myddleton Terrace)

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along

the entire site frontage (of no. 2 and No. 3 Myddleton Terrace) . The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

Peth Dathwarte

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Service Manager Environment